



TOWN OF NEW WINDSOR
ZONING BOARD OF APPEALS
Regular Session Date: NOVEMBER 13, 2006
AGENDA
7:30 p.m. – Roll Call

PRELIMINARY MEETINGS:

1. **ROSEMARY QUERCIA (06-59)** Request for an Interpretation and/or Use Variance for a single family home with two kitchens at 758 Blooming Grove Tpk. in an R-4 Zone **(49-5-15)**

PUBLIC HEARINGS:

2. **JOHN PIZZO (06-52)** Request for:

8,687 s.f. Minimum Lot Area
8ft * 15 ft * 5 ft. Front Yard Setback (Three Front Yards)
33% Developmental Coverage

For proposed New Office Building at the corners of Temple Hill Rd., Little Britain Rd. & Rt. 207 in a PO Zone **(4-3-8)**

3. **MORONEY'S CYCLE SHOP (06-53)** Request for:

| | |
|--------------------------------|-----------------------------|
| 3.365 Acres Minimum Lot Area | 20 ft. Rear Yard Setback |
| 46 ft. Side Yard Setback | 12 ft. Building Height |
| 62 ft. Total Side Yard Setback | 0.4% Developmental Coverage |
| 50 Parking Spaces | |

For proposed New 4,950 s.f. building on Union Ave. (Rt. 300) in a C Zone **(4-1-9.22 & 9.23)**

4. **COPPOLA ASSOCIATES (for Douglas Crana)** Request for:

| | |
|------------------------------|--------------------------|
| 36,560 s.f. Minimum Lot Area | 5 ft. Side Yard Setback |
| 55 ft. Minimum Lot Width | 26 ft. Rear Yard Setback |
| 26 ft. Front Yard Setback | |

For Proposed Single Family home at 22 Cedar Avenue in an R-4 Zone **(13-8-12)**

5. **COPPOLA ASSOCIATES (for Arthur Glynn)** Request for:

| | |
|---------------------------|--------------------------------|
| 36,560 Minimum Lot Area | 5 ft. Side Yard Setback |
| 55 ft. Minimum Lot Width | 10 ft. Total Side Yard Setback |
| 26 ft. Front Yard Setback | 22 ft. Rear Yard Setback |

For Proposed Single Family home at 20 Cedar Avenue in an R-4 Zone **(13-8-11)**

FORMAL DECISIONS:

BREHENY (06-29)
CALLANAN (06-24)

SKINNER (06-32)
MC HUGH (06-31)

THOMAS (06-33)